



CASTLEMORE

Orchard Drive



HADDENHAM
Cambridgeshire



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The picturesque village of Haddenham is just 12 miles from Cambridge city centre

Haddenham is a well placed village in the sub-district of Ely, containing a large number of listed buildings as well as a rich history dating back to the 15th century. Today, it is a sought after place to live with local amenities including shops, a doctors surgery, post office, village hall, open spaces, recreation facilities and public houses serving to bring the community together.

Around Haddenham there are various walking, cycling and running routes including the picturesque circular route to Ely which is popular with locals and tourists alike. The historic city of Cambridge, with its dreamy spires and world famous river punting, is also within easy reach of the village.

Haddenham hosts its annual Beer Festival each July providing a weekend of live music, good food and family entertainment. The Steam Rally and Heavy Horse Fair is another well attended local event.

The mansard roofs covering most of its houses and the abundance of orchards and market gardens resembles that of a village in Huntingdonshire or upland Cambridgeshire. There are several listed buildings in the village with Porch House, Hill Row, being considered the finest - a brick structure from the 17th century.


Haddenham's main transport links are the M11 to London, the A14 east-west road and it is within a 20 minute drive of Cambridge city centre. It also benefits from local bus routes and the West Anglian Main Line Railway with regular services to London, Stansted Airport, Birmingham and other UK destinations.

Image shows The Bridge of Sighs, St John's College, Cambridge





SITE PLAN

-  **BIDDLESTONE**  4  3
-  **WHITEHAVEN**  4  3
-  **ALLERTON**  3  2
-  **FARLEIGH**  3  2
-  **STANHOPE**  3  2
-  **DINTON**  2  2
-  **Affordable Housing**



Orchard Drive is an exclusive new development comprising 2, 3 and 4 bedroom homes with garages.

We have collaboratively designed these beautiful, sustainable homes to provide flexible spaces to suit each customer's individual needs. Air source heat pumps have been installed to provide an environmental benefit.

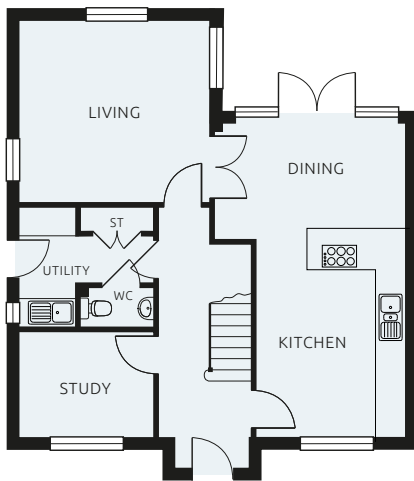


The Biddlestone



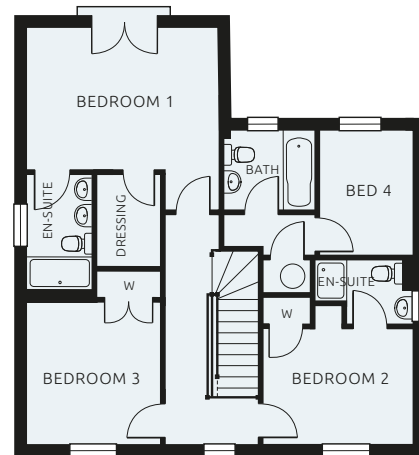
An attractive detached 4 bedroom house with garage and appealing views, 3 bathrooms - 2 of which are en-suite, Juliet balcony and separate study.

Plot numbers 2, 19 & 20



GROUND FLOOR

Living Room	3950 x 3108	13' 0" x 10' 2"
Kitchen/Dining	6848 x 4150 (max)	22' 6" x 13' 7" (max)
Study	2913 x 2310	9' 7" x 7' 7"
Utility	2612 (max) x 1676 (max)	8' 7" (max) x 5' 6" (max)



FIRST FLOOR

Bedroom 1	4147 (max) x 3961 (max)	13' 7" (max) x 13' 0" (max)
Dressing area	2022 x 1395	6' 8" x 4' 7"
Bedroom 2	3260 x 2535 (min)	10' 8" x 8' 4" (min)
Bedroom 3	3112 x 2907	10' 3" x 9' 6"
Bedroom 4	2712 x 2012	8' 11" x 6' 7"

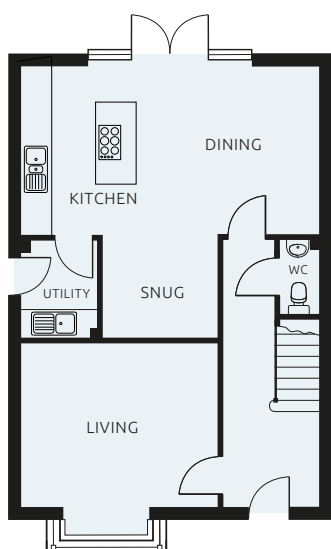


The Whitehaven



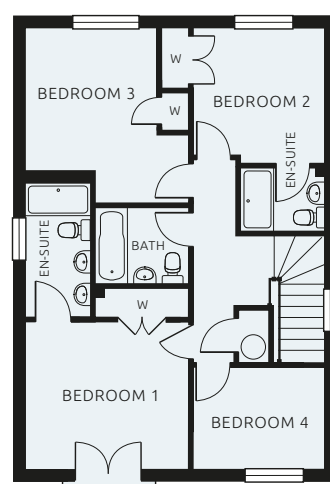
A welcoming 4 bedroom detached house with garage, most having magnificent views, 3 bathrooms - 2 of which are en-suite.

Plot numbers 1, 16, 17 & 18



GROUND FLOOR

Living Room	4310 x 3592 (+ bay)	14' 2" x 11' 9" (+ bay)
Kitchen/Dining	6510 x 3688	21' 4" x 12' 1"
Snug	2539 x 2241	8' 4" x 7' 4"
Utility	2135 x 1671	7' 0" x 5' 6"



FIRST FLOOR

Bedroom 1	3550 x 3236	11' 8" x 10' 7"
Bedroom 2	2962 (max) x 2860 (max)	9' 9" (max) x 9' 5" (max)
Bedroom 3	3799 (max) x 3549 (max)	12' 6" (max) x 11' 8" (max)
Bedroom 4	2860 x 2225	9' 5" x 7' 4"

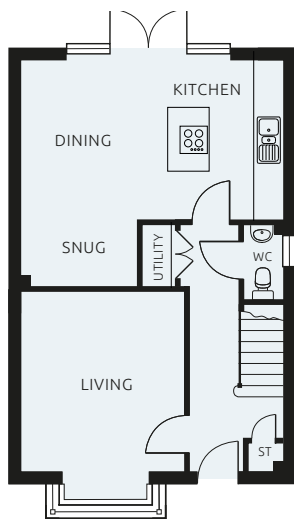


The Allerton



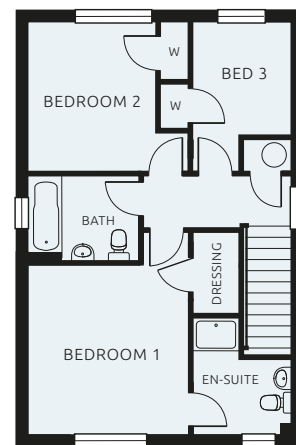
A well designed 3 bedroom detached home with garage, and fabulous Master Bedroom Suite and some with stunning views.

Plot numbers 3, 4, 5, 7, 15 & 21



GROUND FLOOR

Living Room	3925 (+ bay) x 3570	12' 11" (+ bay) x 11' 9"
Kitchen/Dining	5722 x 3475	18' 9" x 11' 5"
Snug	2542 x 1348	8' 4" x 4' 5"
Utility	1335 x 1130	4' 5" x 3' 5"



FIRST FLOOR

Bedroom 1	3676 x 3501	12' 1" x 11' 6"
Bedroom 2	3224 x 2792 (min)	10' 7" x 9' 2" (min)
Bedroom 3	2424 (min) x 2130	7' 11" (min) x 6' 9"

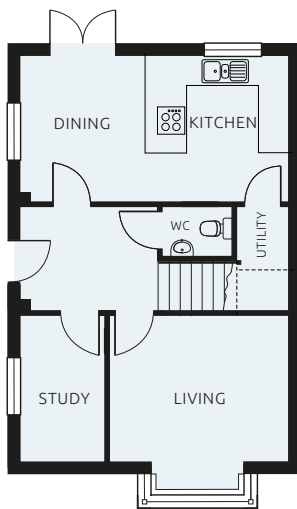


The Farleigh



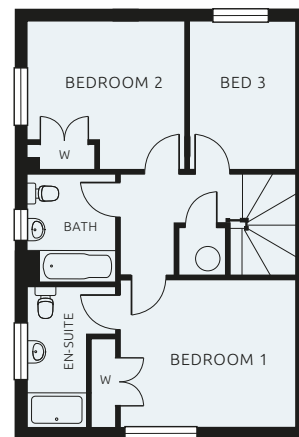
An attractive 3 bedroom detached house with garage, pretty bay window and flexible accommodation.

Plot numbers 6 & 22



GROUND FLOOR

Living Room	3901 x 3176 (+ bay)	12' 6" x 10' 5" (+ bay)
Kitchen/Dining	5835 x 3176	19' 2" x 10' 5"
Study	3176 x 1834	10' 5" x 6' 0"
Utility	2269 x 1075	7' 5" x 3' 6"



FIRST FLOOR

Bedroom 1	3822 x 3214	12' 6" x 10' 6"
Bedroom 2	3422 x 3214 (max)	11' 3" x 10' 6" (max)
Bedroom 3	3214 x 2314	10' 6" x 7' 7"

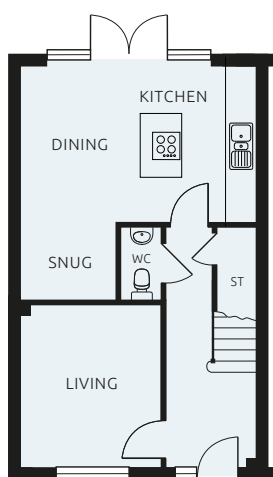


The Stanhope



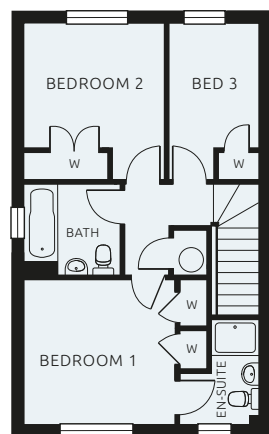
A pair of attractive 3 bedroom semi-detached houses with garage, wood effect cladding and fabulous views across open fields.

Plot numbers 13 & 14



GROUND FLOOR

Living Room	3547 x 3475	11' 7" x 11' 5"
Kitchen/Dining	5117 x 3412	16' 9" x 11' 2"
Snug	2075 x 1612	6' 10" x 5' 3"



FIRST FLOOR

Bedroom 1	3305 x 3112	10' 10" x 10' 3"
Bedroom 2	3387 (max) x 2312	11' 1" (max) x 7' 7"
Bedroom 3	3387 (max) x 1954	11' 1" (max) x 6' 5"

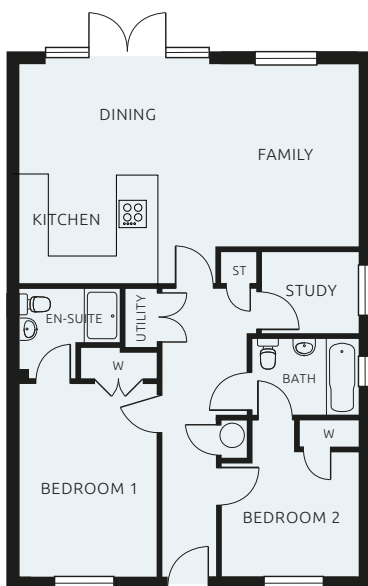


The Dinton



A delightful 2 bedroom, 2 bathroom detached bungalow with garage and study.

Plot numbers 28, 29, 30, 31, 32 & 33



GROUND FLOOR

Family Area	4022 x 3092	13' 2" x 10' 2"
Kitchen/Dining	4812 x 4318	15' 9" x 14' 2"
Study	2112 x 1800	6' 11" x 5' 11"
Utility	1300 x 700	4' 3" x 2' 4"
Bedroom 1	4222 x 3005	13' 10" x 9' 10"
Bedroom 2	3412 (max) x 3005 (max)	11' 2" (max) x 9' 10" (max)





CASTLEMORE
Building Better Homes

SPECIFICATION



- ◆ Air Source Heat Pumps to each home
- ◆ Underfloor heating to Ground Floor
- ◆ Munster Windows and front doors
- ◆ Vanity units installed in master bathrooms/shower rooms
- ◆ Integrated dishwashers
- ◆ Integrated fridge/freezers
- ◆ Wood effect flooring to entrance hall and kitchens
- ◆ External plug sockets
- ◆ Roca sanitaryware
- ◆ Hansgrohe taps

At Castlemore we take pride in our well-designed, high-quality homes that are built to last. We believe in providing you with room to breathe, considered design and a high level of specification. We have been uncompromising with our design at Orchard Drive to ensure that it fits effortlessly into the local surroundings and community. All houses have garages and plots are carefully located for each house, some of which benefit from beautiful views of the neighbouring fields or greenland.



HADDENHAM

The Cambridgeshire village of Haddenham is just 12 miles from Cambridge City centre and 6 miles from the historic town of Ely.



Set amongst Cambridgeshire's most beautiful countryside with spectacular views, Orchard Drive offers an idyllic life of luxury, designed for the future.

Haddenham is a large, dignified village with views of the surrounding fenland, located seven miles south-west of Ely, one of the three cathedral cities of Cambridgeshire. The village contains two Conservation Areas and a large number of Listed Buildings, with the 17th Century Porch House which is a fine brick structure.





CASTLEMORE

Building Better Homes

Castlemore Homes is a leading UK housebuilder committed to designing and building sustainable homes to help improve lives for future generations.



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